

MINUTES OF THE CITY COUNCIL MEETING HELD MAY 16, 2007 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UT 84029, MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present: Mayor Byron Anderson, City Council: Robin Baird Baird, Wayne Butler Butler, Todd Castagno Castagno, Brent Marshall Marshall, and Paul Rupp Rupp.

Appointed Officers and Employees Present: Wendy Palmer City Recorder, Attorney Ron Elton.

Citizens and Guests present: Michelle Warner, Jeremy Walker, Tom and Elizabeth Trip, Adam Nash, Colleen Brunson, Rollin Sattler, Dick and Neil Johnson, Jake Jacobson, Alan Johnson, Marilyn Sheranian, Brent Marshall Thatcher, Steve Griffith and Welles Cannon.

PUBLIC HEARINGS:

- 1. Amendment to Section 14 (zoning regulations) to allow for two (2) front and two (2) side yards on corner lots in the RR-1 zone:** Mayor Anderson asked for comment on this proposed change. No comments were offered and the Mayor closed the public hearing at 7:01 p.m.
- 2. Proposed amendment to Chapter 21 (subdivision regulations) to require proof of application submitted to the State of Utah for a storm water runoff permit.** Mayor Anderson asked for comment on this proposed amendment. No comments were offered and the Mayor closed the public hearing at 7:02 p.m.
- 3. Proposed amendment to Chapter 21 (subdivision regulations) to require the listing of the surveyor's filing number for the record of survey on preliminary plats:** Mayor Anderson asked for comment on the proposed amendment. No comments were offered and the Mayor closed the public hearing at 7:03 p.m.
- 4. Proposed amendment to Chapter 20 (sign regulations) to limit the number and location of bus bench signs.** Mayor Anderson asked for comment on this proposed amendment. No comments were offered and the Mayor closed the public hearing at 7:04 p.m.
- 5. Proposed zoning map amendment for Gary Fawson for a strip of land located at 690 E. Main Street from an A-10 zone to a CD zone for the purpose of increasing number of storage units at Grantsville Self Storage.** Mayor Anderson asked for comment on the proposed zoning map amendment. No comments were offered and the Mayor closed the public hearing at 7:05 p.m.
- 6. Proposed zoning map amendment for Johnson Cattle Co. for property on the northeast side of State Road 112 at the east City Boundary, from an A-10 to CS and RM-15 zone.** Mayor Anderson asked for comment on this proposed amendment. No comments were offered and the Mayor closed the public hearing at 7:06 p.m.

7. **Proposed final plat amendment for Alan Johnson for Heritage Grove Phase 1B to eliminate the park, move the detention basin to a parcel of land east of Heritage Grove and to increase density by three (3) lots.** Mayor Anderson asked for comment on this proposed amendment. No were offered and the Mayor closed the public hearing at 7:07 p.m.
8. **Proposed zoning map amendment for Marilyn Sheranian for 21.236 acres of land located at approximately 820 North Cooley Street, from an A-10 zone to a RR-5 zone for the purpose of development.** Mayor Anderson asked for comment on this proposed zone change. No comments were offered and the Mayor closed the public hearing at 7:08 p.m.
9. **Proposed concept plan for Development Associates for Forty-Eight (48) lots at 827 E. Main Street in a RM-15 zone.** Mayor Anderson asked for comment concerning the proposed concept plan. No comments were offered and the Mayor closed the public hearing at 7:09 p.m.
10. **Minor Subdivision for Wendy & Gary Palmer at 505 E. Nygreen Street dividing one lot into four lots.** Mayor Anderson asked for comment on this proposed minor subdivision. No comments were offered and the Mayor closed the public hearing at 7:10 p.m.
11. **General Plan Amendment for Kelly Hansen for property located near the Irrigation Company Offices to change the designation from Rural Residential to Low Density Residential, which allows up to 2 residential units per acre.** Mayor Anderson asked for public comment on the proposed General Plan Amendment. No comments were offered and the Mayor closed the public hearing at 7:11 p.m.
12. **Consideration of Concept Plan for Jordan Estates subdivision which includes five (5) lots along North Burmester Road.** Mayor Anderson asked for comment on the proposed concept plan. No comments were offered and the Mayor closed the public hearing at 7:12 p.m.

AGENDA:

APPROVAL OF MINUTES: Wayne Butler made a motion to approve the minutes of the City Council Meeting held on May 2, 2007. Brent Marshall seconded the motion. All voted in favor and the motion carried.

CONSIDERATION OF DBC PETITION TO ANNEX PROPERTY INTO THE CITY LIMITS (14.98 ACRES, EAST OF ANDERSON RANCH) AND CONSIDERATION OF SETTING FINAL PUBLIC HEARING. Recorder Palmer informed the Mayor and Council that she had not received any objections to the proposed annexation. Todd Castagno made a motion to hold a final public hearing on this matter on June 6, 2007 at 7:00 p.m. Paul Rupp seconded the motion. All voted in favor and the motion carried.

Consideration of Final Plat for Ranch Road Subdivision: Adam Nash the developer of Ranch Road Subdivision was present to request final plat approval for this subdivision. Mr. Nash stated that he has provided for storm drainage not only for his subdivision also for the residents of the Eastmoor Subdivision. He indicated that the Eastmoor subdivision storm drain has failed. Mr. Nash stated that he has done percolation tests as requested by the engineers and the test results have been satisfactory for the development and the proposed storm drainage detention basin. Mr. Nash stated that the storm detention basin is six times bigger than what is needed for his development and he will plant the detention basin in grass so it can be used as a park for all of the area residents. Mr. Nash stated that he will maintain the detention basin for the two year warranty period and then turn it over to the City for perpetual maintenance. Paul Rupp made a motion to approve the Ranch Road Subdivision as presented. Todd Castagno seconded the motion. All voted in favor with the exception of Robin Baird (who voted no) and the Motion carried.

ORDINANCES/RESOLUTIONS:

- a. **Amendment to Section 14 of the Zoning Regulations to allow for two (2) front yards and two (2) side yards for homes on corner lots in The RR-1 Zone:** Todd Castagno made a motion to approve the proposed ordinance. Robin Baird seconded the motion. All voted in favor and the motion carried.
- b. **Amendment to Chapter 21 (subdivision regulations) to require proof of an application submitted to the State of Utah for a storm runoff permit as a part of the approval of a Preliminary plat.** Todd Castagno made a motion to approve this proposed ordinance. Wayne Butler seconded the motion. All voted in favor and the motion carried.
- c. **Amendment to Chapter 21 (subdivision regulations) to require the listing of the surveyors filing number for the record of survey on preliminary plats.** Brent Marshall made a motion to approve the proposed ordinance. Wayne Butler seconded the motion. All voted in favor and motion carried.
- d. **Amendment to Chapter 20 (sign regulations) to limit the number and location of bus bench signs.** Wayne Butler made a motion to approve the proposed ordinance. Brent Marshall seconded the motion. Brent Marshall Wayne Butler and Paul Rupp voted in favor of the ordinance. Todd Castagno and Robin Baird voted against the ordinance. The Motion carried and the ordinance was adopted.
- e. **Proposed rezoning for Gary Fawson for a strip of land located at 690 E. Main Street to go from an A-10 zone to a CD zone for the purpose of increasing the number of storage units at Grantsville Self Storage.** Todd Castagno made a motion to approve the proposed ordinance. Paul Rupp seconded the motion. All voted in favor and the motion carried.
- f. **Proposed rezoning for Johnson Cattle Company on the northeast side of SR112 at the east City Boundary from an A-10 zone to a RM-15 and CS zone.** _____ made a motion to approve the proposed Ordinance amending two parcels of Applicant's property to CS and RM-15 zone designations as recommended by the Planning Commission. Todd Castagno seconded the motion. Brent Marshall made a motion to amend the previous

- motion by adding a requirement that the RM-15 parcel may not be developed for multifamily housing and the zoning ordinance amendment would not take effect until a development agreement is entered into with the Applicant. The Development Agreement will need to limit the use of Parcel "C" to single family dwellings located upon lots of no smaller than 10,000 square feet in size, and this limitation should perpetually run with the land and should be binding upon the applicant and any future successors or assigns of applicant. All voted in favor and the amendment carried. The Mayor then called for a vote on the original motion as amended and all voted in favor and the Motion approving the Ordinance carried.
- g. Marilyn Sheranian zone change request for 21.236 acres of land located at approximately 820 North Cooley Street, to go from an A-10 to an RR-5 zone for the purpose of developing:** Todd Castagno made a motion to approve the zone change as proposed at 820 N. Cooley. Paul Rupp seconded the motion. All voted in favor and the motion carried.
 - h. General Plan amendment for Kelly Hansen for land located close to the Irrigation Company Offices to change the designation from Rural Residential to low density residential allowing up to 2 residential units per acre.** Robin Baird made a motion to table this agenda item until the next meeting and have the Zoning Administrator be present to report the history of this item. Wayne Butler seconded the motion. All voted in favor and the motion carried.
 - i. Proposed Amendment to Chapter 2 of the Grantsville City Code to bring the Code into compliance with Utah Law as it pertains to appointed officers:** Mayor Anderson and Attorney Elton explained the state code requirements and stated that the residency requirements for the Treasurer and the Recorder are proposed for deletion. Brent Marshall made a Motion to approve the proposed Ordinance which includes removal of the residency requirement for the City Recorder and City Treasurer and other housekeeping items to comply with State Law. Wayne Butler seconded the motion. All voted in favor and the motion carried.

CONCEPT PLAN FOR DEVELOPMENT ASSOCIATES FOR A FORTY-EIGHT LOT (48) SUBDIVISION AT 827 E. MAIN STREET IN AN RM-15 ZONE: Mr. Thatcher presented the concept plan for Development Associates. Mr. Thatcher stated that they have kept their word of not going less than 10,000 square foot lots. He said there is a detention basin that doubles as a park. Mr. Thatcher stated that would like to turn the detention basin/park over to the City. Council Members stated that the developer would need to develop a homeowners association to own and maintain the detention basin/park and any other open space. It was indicated that the City does not want to take ownership or maintain small parks or detention basins. Mr. Thatcher stated that he was willing to create a homeowners association for this purpose. Mr. Thatcher stated that he was also ready and willing to participate in the Main Street Beautification improvements. Thatcher indicated that 10 of the lots will have twin homes but the remainder will be single family residences on 10,000 square foot lots. Todd Castagno made a motion to approve the proposed concept plat for 48 lots at 827 E. Main Street under the condition that the developer create a Homeowners Association in order maintain the park, detention

basin and any other open space. Paul Rupp seconded the motion. All voted in favor with the exception of Brent Marshall who voted against the Motion and the motion carried.

MINOR SUBDIVISION FOR WENDY AND GARY PALMER AT 505 E.

NYGREEN STREET IN A RR-1 ZONE: Brent Marshall made a motion to approve a minor subdivision of 1 lot into four lots at 505 E. Nygreen Street containing 13.336 acres. Wayne Butler seconded the motion. All voted in favor and the motion carried.

CONCEPT PLAN FOR JORDAN ESTATES 5 LOTS SUBDIVISION IN THE RR-1 ZONE: Wayne Butler made a motion to approve the concept plan for the Jordan Estates Subdivision. Robin Baird seconded the motion, all voted in favor and the motion carried.

PROPOSED AMENDMENT FOR ALAN JOHNSON TO APPROVE THE FINAL PLAT FOR HERITAGE GROVE PHASE 1B TO ELIMINATE THE PARK, MOVE THE DETENTION BASIN TO A PARCEL OF LAND EAST OF HERITAGE GROVE AND TO INCREASE THE DENSITY BY THREE (3) LOTS:

Wayne Butler asked Alan Johnson what the status was of the Quirk Street construction project which was required for the South Willow Ranches Subdivision, which is being developed by Mr. Johnson. Mr. Johnson stated that he expects Quirk Street to be paved by the beginning of next week. Alan Johnson also indicated that he had an agreement with WL Homes, LLC (developer of South Willow Estates) and the South Willow Estates Owners Association to relocate the storm water retention basin for South Willow Estates to his property. Alan Johnson said that as consideration for the City's approval of this subdivision that he would donate \$40,000 for improvements at the South Willow Estates Park in lieu of Heritage Grove having a Park. Todd Castagno made a motion to approve the proposed amendment for the final Plat Phase 1B for Heritage Grove subdivision, which will eliminate the park, increase the density by 3 lots and relocate the drainage basin, upon condition that Quirk Street be completed, including a trail, that the developer deposit \$40,000 with the City for improvements at the South Willow Estates Park and that the developer provide proof of the agreement for the relocation of the storm water retention basin. Wayne Butler seconded the motion. All voted in favor and the motion carried.

CONSIDERATION OF NEW BUSINESS LICENSE: Todd Castagno made a motion to approve the business license for Identity Salon LLC. Brent Marshall seconded the motion. All voted in favor and the motion carried.

CONSIDERATION OF SALARY INCREASES: Brent Marshall made a motion to approve the step increase for Glen Millward. Wayne Butler seconded the motion. All voted in favor and the motion carried.

CONSIDERATION OF CONTRACT FOR STREET LIGHTING CONTRACT WITH UDOT: Robin Baird made the motion to approve the street lighting contract with UDOT for the location of four street lights at the intersection of SR 112 and SR 138. Paul Rupp seconded the motion. All voted in favor and the motion carried.

**CONSIDERTION OF NEW JOB DESCRIPTION FOR CITY
RECORDER/AUDITOR AND APPOINTMENT OF NEW CITY RECORDER:**

Brent Marshall made a motion to approve the new job description for City Recorder as presented by Attorney Ron Elton. Wayne Butler seconded the motion, all voted in favor and the motion carried.

APPOINTMENT OF NEW CITY RECORDER: Mayor Anderson recommended Jeremy Walker to replace Wendy Palmer as City Recorder. Wendy Palmer is retiring later this year and she will move to the new Deputy Recorder position until her retirement. Brent Marshall made a motion to accept the Mayor's appointment of Jeremy Walker as the new City Recorder for Grantsville City. Robin Baird seconded the motion. All voted in favor and the motion carried.

**CONSIDERTION OF NEW JOB DESCRITION FOR FLEET VEHICLE
MAINTENANCE WORKER AND LANDSCAPE MAINTENANCE WORKER:**

Todd Castagno made a motion to approve both job descriptions as presented by the Public Works Director. Robin Baird seconded the motion. All voted in favor and the motion carried

AUTHORIZATION TO HIRE SEASONAL EMPLOYEES FOR THE SUMMER:

Paul Rupp made a motion to approve the hiring of four employees for summer maintenance positions. Wayne Butler seconded the motion. All voted in favor and the motion carried.

APPROVAL OF BILLS: Paul Rupp made a motion to pay the bills as presented. Robin Baird seconded the motion. All voted in favor and the motion carried.

COUNCIL INFORMATION AND UPDATES: Brent Marshall stated that he has had received complaints about debris blowing away from construction projects. Mayor Anderson suggested that Brent Marshall contact Mike Warner the Ordinance Officer to investigate this problem.

Todd Castagno asked about the status of the work on the South Willow Park by the developer and what the City could to enforce the contract with Mountain Vista. Mayor Anderson said he would have Joel Kertamus inspect the park and assess the progress.

Mayor Anderson informed the Council of the Utah League of Cities and Towns convention. He indicated that that the Council needs to be trained each year for compliance with open meeting laws. Mayor asked the Council to consider the idea of conveying the Grantsville Senior Citizen Center to Tooele County so that they the facility could be upgraded by the County.

Budget Meeting: Brent Marshall made a motion to set May 23, 2007 as a Council budget work session with the meeting to begin at 6:00 p.m. Paul Rupp seconded the motion. All voted in favor and the motion carried.

Brent Marshall asked if he could get some business cards for his City Council position. Recorder Palmer indicated that she would order his business cards.

ADJOURN: Todd Castagno made a motion to adjourn the Council meeting at 10:00 p.m. Robin Baird seconded the motion. All voted in favor and the meeting was adjourned.

Wendy Palmer, City Recorder